



**Planning Staff Report to  
Greenville Planning Commission  
December 10, 2021**  
*for the December 16, 2021 Public Hearing*

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<b>Docket Number:</b>	<b>AX-7-2021</b>
<b>Applicant:</b>	Summa Terra Development Group, LLC
<b>Property Owners:</b>	Rocky Plains Investment Co., INC
<b>Property Location:</b>	3410 Augusta Road and adjacent vacant property
<b>Tax Map Number:</b>	0365000202300, 0365000202400
<b>Acreage:</b>	Lot 0365000202300 area: 2.22 acres Lot 0365000202400 area: 0.69 acre Right-of-way area: 0.52 acre Total area (to be annexed): 3.43 acres
<b>Existing Zoning:</b>	C-2, Commercial District (Greenville County)
<b>Proposed Zoning:</b>	C-2, Local Commercial District (City of Greenville)
<b>Adjacent Zoning:</b>	N: C-2 Commercial District (Greenville County)  E: C-2 Commercial District (Greenville County) C-2 Local Commercial District (City of Greenville)  S: C-2 Commercial District (Greenville County)  W: R-10 Single-family Residential District (Greenville County)
<b>District:</b>	Council District 2
<b>Staff Recommendation:</b>	<b>Recommend Approval for Annexation, Rezone, and Future Land Use Designation of Urban Node Mixed-Use and Corridor Mixed-Use</b>

**Applicable Sections of the City of Greenville Code of Ordinances:**

*Sec. 2-372 Function, Powers, and Duties of the Planning Commission*  
*Sec 19-1.3 Purpose and Intent*  
*Sec.19-2.1.2 (A) (2) (b) Zoning District Map Amendments (Rezoning)*  
*Sec.19-2.1.2 (A) (10) Annexation of properties into the corporate limits*  
*Sec.19-2.3.2 (E) (2) Amendments to Zoning District Map*  
*Sec.19-3.2 District Descriptions*

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## **Project Overview:**

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The applicant has petitioned the City of Greenville to annex approximately 2.81 acres of lot area into the Greenville city limits and to zone it C-2, Local Commercial District. Approximately 0.52 acre of street right-of-way will also be annexed.

## **Procedural Requirements:**

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### ***Pre-Application and Development Meetings***

A pre-application meeting was held between the applicant and Planning staff prior to submittal of this annexation application.

### ***Neighborhood Meeting***

The applicant conducted a neighborhood meeting on October 26, 2021, as required by subsection 19-2.2.4 of the Land Management Ordinance. The meeting attendance record and meeting notes are attached to the packet.

## **Site Information**

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The acreage is located on Augusta Road and is currently zoned C-2, Commercial District in Greenville County. The property is not located in any Special Emphasis Neighborhood within Greenville County.

The applicant requests to annex the property into the City with a C-2 zoning designation. The C-2 zone is intended to provide a limited range of general retail, business, and service uses as well as professional and business offices, but not intensive business or industrial activities, to persons that live in adjacent neighborhoods. This district is typically located on minor arterials and at the intersections of minor and major arterials. Residential uses are allowed.

## **Staff Analysis:**

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Staff offers the following responses to the standards to rezone found at Section 19-2.3.2 (E) (2), *Amendments to Zoning District Map*.

1. Consistent with the Comprehensive Plan: The Future Land Use Map (FLUM), associated with the GVL2040 Comprehensive Plan, designates a portion of the subject area for annexation as *Urban Node Mixed-use* and *Corridor Mixed-use*. Urban Node Mixed-use is described to have an urban form of 4 to 6 story buildings and front streets and other public spaces designed to a human scale. These areas include more vertical mixed-use with a preference for commercial/retail uses on the first two floors and office and/or residential uses on the upper floors. Average residential density is 30 housing units per acre. Emphasis is on quality urban design that seamlessly integrates the public and private realms to create a vibrant atmosphere that encourages walking, biking, and higher levels of transit service. Corridor Mixed-use is described as the major street that connect nodes to each other, to Greenville's traditional neighborhoods, and to establish nodes such as downtown Greenville. They are designed to safety support a range of travel options and are lined with buildings that engage the street at a scale and density similar to the Urban Nodes. The Corridors accommodate a blend of vertical and horizontal mix of land uses that includes commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step-up near Urban Nodes. Adjacent neighborhoods should be buffered where needed. Staff believes the proposed C-2 zoning designation is consistent with the Future Land Use designation.
2. Changed conditions since the original designation: The process of annexation requires the property be assigned a City zoning designation.
3. Addresses a demonstrated community need: The C-2 zoning designation allows for an appropriate range of uses and dwelling unit density for the area.
4. Compatible with surrounding uses: Surrounding uses include a mix of similar zoned properties with similar uses. The proposed C-2 zoning classification will allow for development that is compatible with the surrounding properties.

5. Promotes logical development pattern: The proposed zoning designation provides uses that are logical to the future development pattern of the area.
6. Will not result in "strip" or ribbon commercial development: Non-residential uses in the C-2 zoning district generally allow a mixed range of commercial uses that support the residents of the general area. Development at the subject property must comply with the applicable standards of the Land Management Ordinance, which include several site design and access requirements that preclude strip and ribbon commercial developments.
7. Will not create an isolated zoning district: Adjacent properties in the City are zoned C-2. The adjacent County properties are zoned C-2. The proposed C-2 zoning designation is consistent with zoning districts of nearby properties within the City limits.
8. Surrounding property values: It is not anticipated that the proposed annexation and rezone will result in significant adverse impacts on the property values of adjacent lands. The C-2 zoning designation is compatible with other properties in the area.
9. Effect on natural environment: The proposed zoning amendment is not anticipated to have any adverse impacts on the natural environment. All future development is required to comply with environmental standards.
10. Public facilities and services: Public facilities and services are available for this site. The property is currently in the Gantt Fire District but would be serviced by the Greenville City Fire Department upon annexation. The property is 1.4 miles away from Greenville City Fire Station 3. Gantt Sewer District is the primary sanitary sewer provider for the property. Greenville Water maintains a 12-inch, looped water main on Augusta Road capable to serve the property.

#### **STAFF RECOMMENDATION:**

**APPROVE, with staff comments**

#### **Staff Comments**

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##### **Planning Comments**

**Recommend:** Approve w/ Comments

##### **Comments:**

1. Staff recommends that the Future Land Use designation be "*Urban Node Mixed-use*" and "*Corridor Mixed-use*", in accordance with the Greenville 2040 Comprehensive Plan.

##### **Traffic Engineer Comments**

**Recommend:** Approve

##### **Comments:**

No comments.

##### **Environmental Engineer Comments**

**Recommend:** Approve w/ Comments

##### **Comments:**

- 1) Wastewater – Wastewater service for the development will be subject to the following conditions:
  - a. There are no existing City sewer mains available to serve this development. Sanitary sewer mains located on the plat belong to Metropolitan sewer authority, and flow capacity will need to be confirmed with Metro prior to approval of any development plans.

- 2) Stormwater Management – Future development will be considered a larger common plan and must be performed in conformance with the City’s stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
- a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
  - b. At a minimum, a stormwater plan should include:
    - i. Proposed layout.
    - ii. Appropriate erosion control best management practice standard details.
    - iii. A construction entrance.
    - iv. A concrete washout.
    - v. Silt fence
  - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
    - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2,10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
    - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.
    - c. Water quality treatment is required when either:
      - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
      - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 3) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

#### **Civil Engineer Comments**

**Recommend:** Approve

**Comments:**

Approved with no comments.

#### **Fire Department Comments**

**Recommend:** Approve

#### **Parks & Recreation Comments**

**Recommend:** Approve

**Comments:**

Reviewed, no comments.

#### **Tree and Landscape Comments**

**Recommend:** Approve w/ Comments

**Comments:**

Property will be subject to the new tree protection ordinance. Any future development will require tree surveys and mitigation plans.



# city of greenville

## APPLICATION FOR ANNEXATION

Planning Department (864) 467-4476

### Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
 Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_  
 Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_

### APPLICANT/OWNER INFORMATION

\*Indicates Required Field

**Clear Form**

#### APPLICANT

#### PROPERTY OWNER

*Name:	Summa Terra Development Group, LLC	Rocky Plains Investment Co., INC
*Title:	Developer	Property Owner
*Address:	79 West 900 North, Suite B	708 Center Road
*State:	Springville	Taylors
*Zip:	84663	29687
*Phone:	801-989-2890	
*Email:	porter@summaterraventures.com	

#### LEGAL REPRESENTATIVE (if applicable)

Name:	
Title:	
Address:	
Phone:	
Email:	

### PROPERTY INFORMATION

\*TAX MAP #(S) 0365000202300 and 0365000202400

\*TOTAL ACREAGE 2.2, 0.6

\*COUNCIL DISTRICT District 2

\*CURRENT ZONING DESIGNATION (County) C-2

\*PROPOSED ZONING DESIGNATION (City) C-2

\*DEED RESTRICTIONS None

\*FRONTAGE ON PUBLIC ROAD (feet)

\*WATER DISTRICT Greenville Water

\*SEWER DISTRICT MetroConnects

\*FIRE DISTRICT Gantt Fire

\*SANIATION DISTRICT Greater Greenville

\*OVERLAY DISTRICT/SPECIAL EMPHASIS NEIGHBORHOOD NA

### TYPE OF ANNEXATION

\*Please select one (1) type: \_\_\_\_\_ 100% \_\_\_\_\_ 75% ☐ 25%

For 100% and 75% Annexations, please Include the corresponding **Annexation Petition** with the application submittal.

## **INSTRUCTIONS**

1. The applicant is strongly encouraged to schedule a preapplication conference with Economic Development prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.
2. Submit an electronic copy of the **draft plat** signed by a registered surveyor **and legal description** (see requirements below) **2 weeks prior to the application filing deadline**. Failure to do so may result in delay of the application. The draft plat can be sent to [jhamlett@greenvillesc.gov](mailto:jhamlett@greenvillesc.gov).
3. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.
4. If the application is to annex a portion of a property as otherwise described by deed, a survey of the parcel reflecting the requested annexation by courses and distances must be included in the submittal package.
5. All applications and fees (made payable to the City of Greenville) for Annexation must be received by the planning and development office **no later than 2:00 pm** of the date reflected on the attached schedule.

### A. Annexation

\$550.00 – *public hearing required*

6. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
7. Please refer to ***Sections 19-1.9, Annexations*** for additional information.
8. **Public Notice Requirements.** Annexation applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property **at least 15 days (but no more than 18 days) prior** to the scheduled planning commission hearing date.

Annexation applications also require a neighborhood meeting, which is to be held **at least eight (8) days prior** to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

*(To be filled out at time of application submittal)*

\_\_\_\_\_ Public Hearing signs are acknowledged as received by the applicant

\_\_\_\_\_ Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

### **\*APPLICANT SIGNATURE**

9. **Please verify that all required information is reflected on the application, and submit one (1) paper copy and one (1) electronic version of the application submittal package.**
10. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

Furthermore, my signature (applicant) indicates that I understand and consent that this matter will appear before the Planning Commission for consideration and that any recommendation, for approval or denial, by the Planning

CITY OF GREENVILLE APPLICATION FOR ANNEXATION

Commission will be presented to the City Council at their next regularly scheduled meeting to be held on the fourth Monday of the month following the Planning Commission meeting in which the matter was heard.

*Porter Christensen*

dotloop verified  
10/27/21 11:51 AM MDT  
CJSN-JTYW-ANHW-AWJV

**\*APPLICANT SIGNATURE**

10/27/2021

**DATE**

11. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is \_\_\_\_ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

<b>*Signatures</b>	
Applicant	<i>Porter Christensen</i> dotloop verified 10/27/21 11:51 AM MDT WMWN-LF4X-CZSE-MKYI
Date	10/27/2021
Property Owner/Authorized Agent	<i>Katherine L Schneider, CEO/President</i>
Date	10/27/2021

### **APPLICATION REQUIREMENTS CHECKLIST**

- ☐ **Draft plat** signed by a registered surveyor **and legal description** (see requirements below) submitted **2 weeks prior to the application filing deadline**. Failure to do so may result in delay of the application. The draft plat can be sent to [jhamlett@greenvillesc.gov](mailto:jhamlett@greenvillesc.gov).
- A **draft plat** of the area to be annexed showing the following (Please see ANNEXATION PLAT REQUIREMENTS for more details):
    - Metes and bounds of the entire proposed annexation, showing the POB (Point of Beginning for annexation)
    - Any adjacent contiguous right-of-way not already within the corporate limits of the City. (The City reserves the right to exclude certain right-of-ways)
    - Label and show all contiguous corporate limit lines, including existing and new City Limit lines.
    - Acreage of Real Property, right-of-ways, and total acreage in a table format.
    - Easements
    - Private roads and drives (clearly marked as such)
    - Tax map numbers and owners for all lots to be annexed and adjacent lots
  - A **legal description** including metes and bounds of the property to be annexed and a separate description of the metes and bounds of any right-of-way to be annexed. The legal description must be included in a document separate from the annexation plat.
- ☐ **A completed application form.**
- ☐ **Annexation petition** signed by the required number of freeholders (owners of real property) or a representative with clear authority to sign such a petition for annexation. If the owner is a corporation, the petition must be signed by a duly authorized officer of the corporation. Corporate minutes of a resolution of the Board of Directors should accompany the petition. The signature of a real estate agent, broker or developer without specific authority to sign as to annexation is not acceptable. A petition with less than all freeholders signing is not acceptable for filing without a written statement from the City Attorney that the petition appears on its face to comply with state law regulating such petitions.
- ☐ A **letter of intent** (reason for annexation).
- ☐ The **fee** for the requested zoning classification as set by the City's fee schedule. (These fees are used to pay for administrative and advertising expenses incurred as a result of the petition).
  - ☐ **Three (3) copies of a recordable Final Plat and a true to scale electronic copy of the Final plat signed by the registered surveyor** must be provided with all requested revisions with the application submittal.

### **ANNEXATION PLAT REQUIREMENTS**

1. Drawing size shall be no smaller than "C" size (17" x 22") and no larger than "E" size (34" x 44").
2. The entire boundary of the proposed annexation shall be contained on "1" (one) drawing.
3. The title of the Annexation shall be noted in the title block as "Annexation Plat for (Show the Owner of Record) and



(Project Site Name, if known).

4. A location map shall be shown in the upper right hand side of the drawing that shows the location of the proposed annexation and the surrounding streets.
5. Drawing shall show the dates of the survey, scale in feet, and stamped by the engineer or surveyor with registration number.
6. The "Existing City Limit Line" shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the "Existing City Limit Line". This line shall be noted on the drawing as "New City Limit Line".
7. The "New City Limit Line" shall be shown on the drawing in a distinguishable line symbol that is easily recognized and in a different line symbol than the "Existing City Limit Line." This line shall be noted as "New City Limit Line".
8. The proposed annexation shall be contiguous to the "Existing City Limit Line".
9. When directed by City staff, you may be required to include/capture adjacent street Right-of-Way as part of the annexation. When you are required to annex certain street right-of-ways that are adjacent to or contained within the proposed annexation, these areas, in square feet and acres, shall be noted on the drawing within these boundaries.
10. The area, in square feet and acres, of the real property that is to be annexed shall be noted on the drawing within these boundaries.
11. The Tax Parcels contained within the boundary of the proposed annexation shall be shown and their Tax Parcel ID numbers noted on the drawing. Also, all adjacent parcels shall be shown and labeled with their Tax Parcel ID.
12. The bearings and distances around the outer boundary of the proposed annexation shall be shown on the drawing. The linear dimensions shall be expressed in feet and decimals of a foot. All angular measurements shall be expressed in bearings to the nearest minute. Curves, that have been surveyed, shall be defined on the drawing by a radius, central angle, tangent, arc and chord bearings and chord distances. Areas of the annexation that have not been surveyed, such as adjacent street right-of-way, may be noted as "more or less" or "+-". The "total area" of the annexation will consist of the area of real property and any street right-of-way contained in the annexation. These areas shall be noted in a "text box" on the drawing titled "Area of Annexation". The area of real property shall be noted and the area of any street right-of-ways shall be noted and then the "total area" noted.
13. Do not "traverse" the "New City Limit Line" along the center of a street.
14. A Legal Description of the annexation shall be written that traverses the outer boundary of the annexation. The "POB" (Point of Beginning) shall be noted on the drawing. When preparing the Legal Description, note any time that the traverse goes "along the Existing City Limit Line".
15. If the annexation contains any existing structures, the present street address for these structures shall be noted within the corresponding parcel/structure.
16. The proposed annexation will be reviewed by City Staff and any corrections that are needed to the annexation plat will be noted and relayed to the Engineer, Surveyor, and/or owner,

**IMPORTANT NOTE:**

Prior to applying for annexation, contact the City of Greenville's Engineering Department to verify the "availability" of utilities such as sanitary sewer and water.



**CITY OF GREENVILLE**  
**206 South Main Street**  
**P.O. Box 2207**  
**Greenville, SC 29602**

**100 Percent**  
**PETITION FOR ANNEXATION**

The person(s) whose signatures appear below are freeholders owning real estate in an area which is contiguous to the City of Greenville and which is proposed to be annexed into the City. In general, the area can be described as 3410 Augusta Rd and consisting of approximately 2.8 acres (street number). That area is identified more particularly by the tax map parcel number(s) provided below and the Annexation Plat which is being provided to the City of Greenville Planning Commission in conjunction with this petition. Any and all plats are incorporated by reference as a description of the area. By their signatures, the freeholder(s) petition(s) the City Council of the City of Greenville to annex the entire area shown as being annexed on the plats, and such additional acreage within the outer boundaries of the area as the owners through their agent may designate.

This petition is submitted under the provisions of S.C. Code ' 5-3-150, authorizing the City Council to annex an area when presented with a petition signed by all persons owning real property in the area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. All zoning processes will be in accordance with state statutes and city ordinance otherwise existing.

Property Owner(s)	Address/ Tax Map Number	Signature	Date
Rocky Plains Investment Co Inc	0365000202300	<i>Katherine L. Schneider, CEO/President</i>	10/27/2021
Rocky Plains Investment Co Inc	0365000202400	<i>Katherine L. Schneider, CEO/President</i>	10/27/2021





**CITY OF GREENVILLE**  
**206 South Main Street**  
**P.O. Box 2207**  
**Greenville, SC 29602**

**CERTIFICATION OF PETITION SIGNATURE**

I, Katherine L Schneider, have this 27th day of October, 2021,  
certified my signature previously given and dated for the annexation into the City of Greenville of  
one (1) or more parcels in which I have ownership interest by initialing a copy of the signature as  
previously given and dated. The parcel tax map number(s) is(are) as follows:

0365000202300

0365000202400

Katherine L Schneider, CEO/President  
Signature

Katherine L Schneider, CEO/President  
Please Print Name

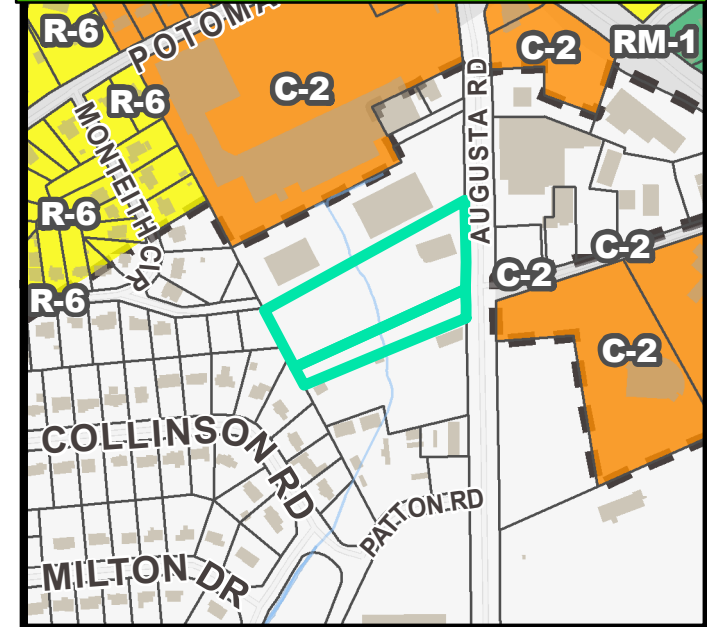


# AX-7-2021 • 3410 AUGUSTA ROAD

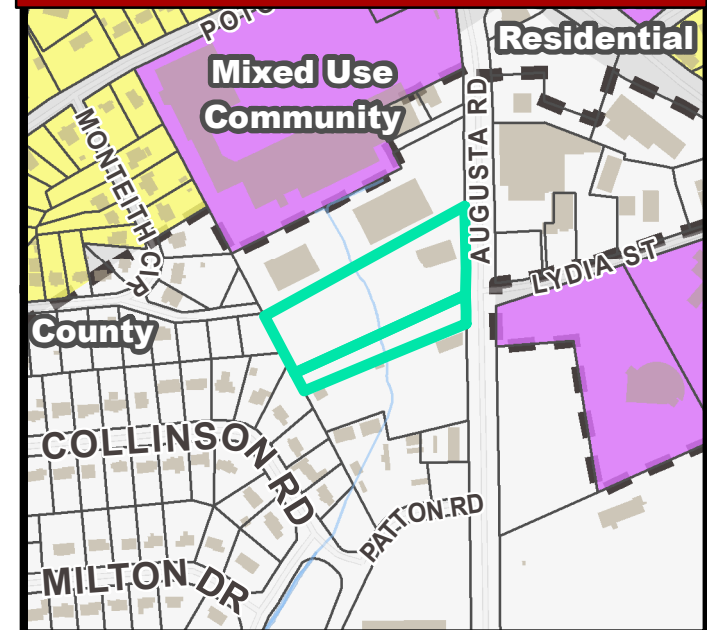
## AERIAL VIEW



## CURRENT ZONING



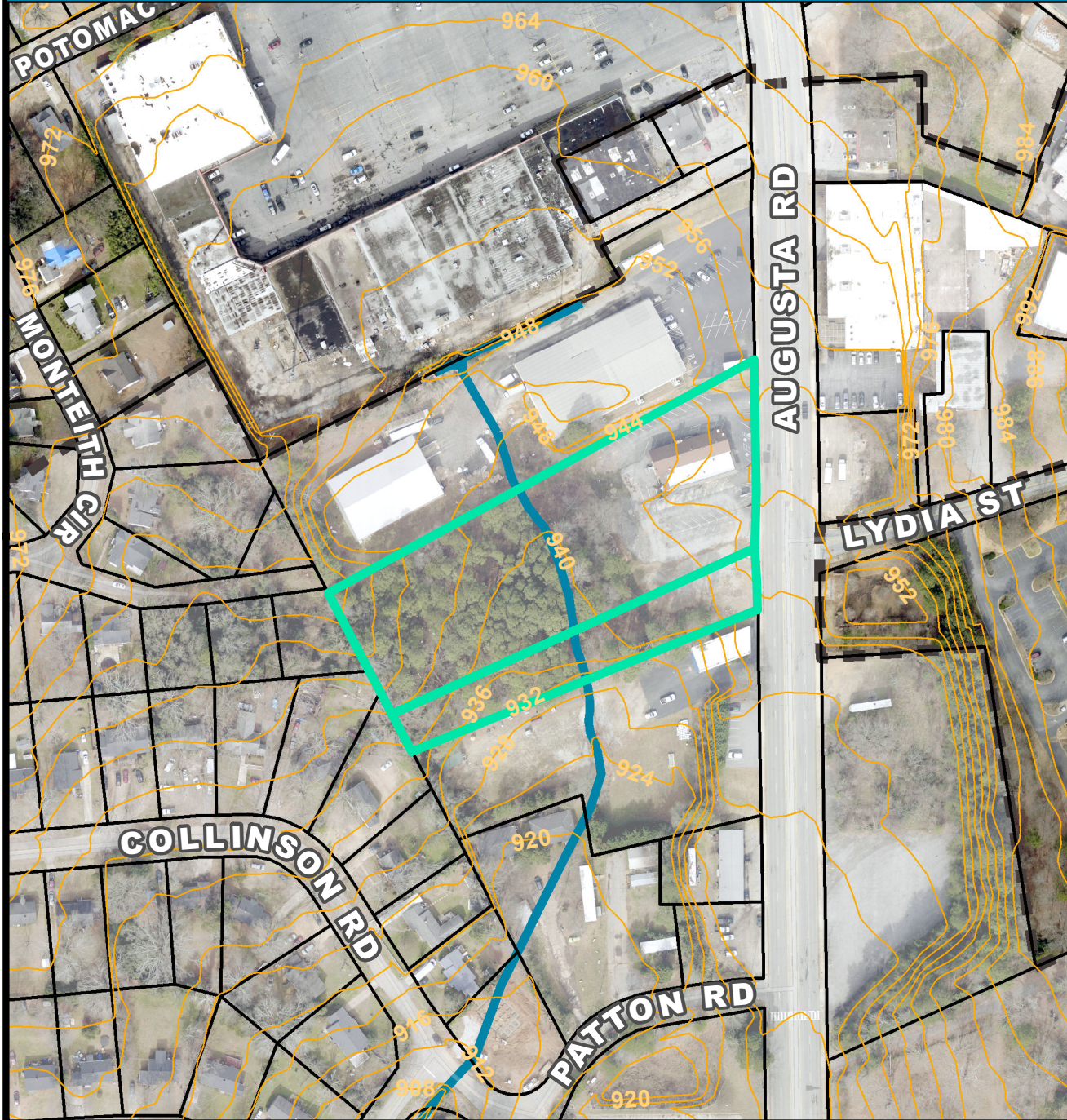
## FUTURE LAND USE



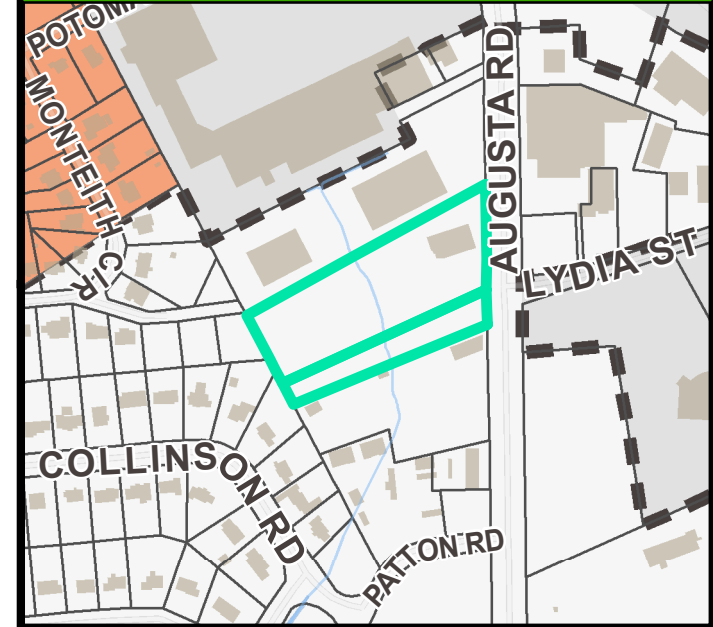


# AX-7-2021 • 3410 AUGUSTA ROAD

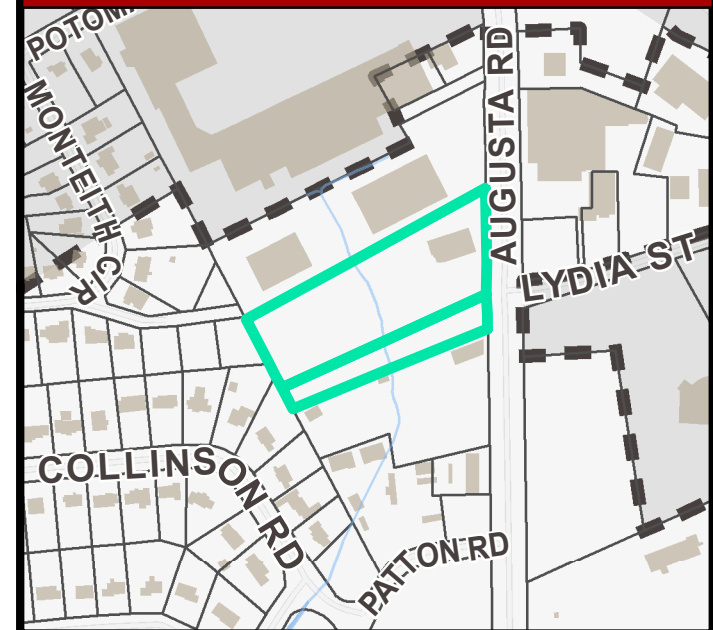
## NATURAL / ENVIRONMENTAL FEATURES



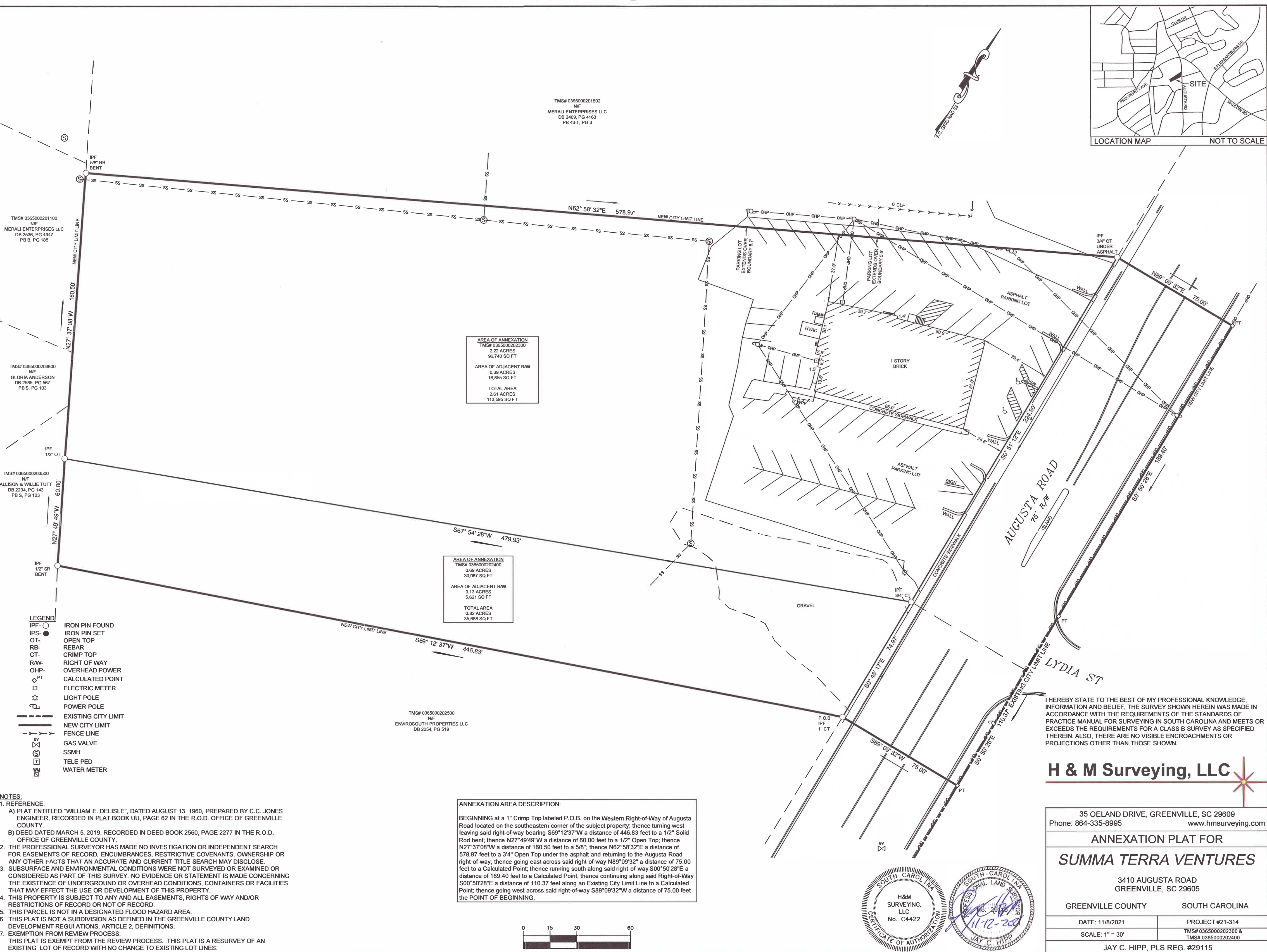
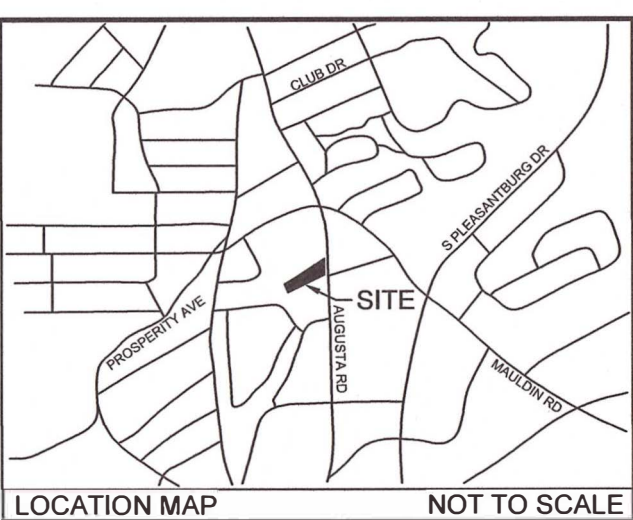
## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS







NOTES:

1. REFERENCE:

A) PLAT ENTITLED "WILLIAM E. DELISLE", DATED AUGUST 13, 1960, PREPARED BY C.C. JONES ENGINEER, RECORDED IN PLAT BOOK UU, PAGE 62 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.

B) DEED DATED MARCH 5, 2019, RECORDED IN DEED BOOK 2560, PAGE 2277 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.

2. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.

5. THIS PARCEL IS NOT IN A DESIGNATED FLOOD HAZARD AREA.

6. THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

7. EXEMPTION FROM REVIEW PROCESS.

THIS PLAT IS EXEMPT FROM THE REVIEW PROCESS. THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGE TO EXISTING LOT LINES.

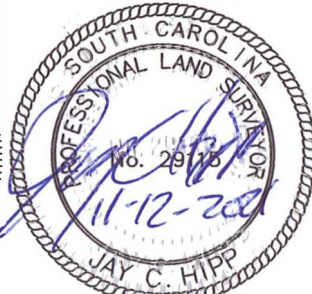
ANNEXATION AREA DESCRIPTION:

BEGINNING at a 1" Crimp Top labeled P.O.B. on the Western Right-of-Way of Augusta Road located on the southeastern corner of the subject property; thence turning west leaving said right-of-way bearing S69°12'37"W a distance of 446.83 feet to a 1/2" Solid Rod bent; thence N27°49'49"W a distance of 60.00 feet to a 1/2" Open Top; thence N27°37'08"W a distance of 160.50 feet to a 5/8"; thence N62°58'32"E a distance of 578.97 feet to a 3/4" Open Top under the asphalt and returning to the Augusta Road right-of-way, thence going east across said right-of-way N89°09'32"E a distance of 75.00 feet to a Calculated Point; thence running south along said right-of-way S00°50'28"E a distance of 189.40 feet to a Calculated Point; thence continuing along said Right-of-Way S00°50'28"E a distance of 110.37 feet along an Existing City Limit Line to a Calculated Point; thence going west across said right-of-way S89°09'32"W a distance of 75.00 feet the POINT OF BEGINNING.

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.

**H & M Surveying, LLC**

35 OELAND DRIVE, GREENVILLE, SC 29609 Phone: 864-335-8995      www.hmsurveying.com	
ANNEXATION PLAT FOR	
<b>SUMMA TERRA VENTURES</b>	
3410 AUGUSTA ROAD GREENVILLE, SC 29605	
GREENVILLE COUNTY	SOUTH CAROLINA
DATE: 11/8/2021	PROJECT #21-314
SCALE: 1" = 30'	TMS# 0365000202300 & TMS# 0365000202400
JAY C. HIPPI, PLS REG. #29115	





## Neighborhood Meeting for Annexation of Augusta Rd Sites

10/26/2021

4:00 PM MST

### Attendance:

Thomas Donn                      864-230-4371                      3440 Augusta Rd Owner

Phillis Posley

Princella Lee-Bridges:                      864-884-1403                      pleebridges@gmail.com

President of the Pleasant Valley neighborhood Organization

N Jeter

John

Austin Rutherford                      864-467-4247                      [arutherford@greenvillesc.gov](mailto:arutherford@greenvillesc.gov)



Neighborhood Meeting  
10/26/2021  
6:00 PM ET

Introduction:

Summa Terra Development Group is looking to annex two properties into Greenville city limits. 3410 Augusta Rd and 3505 Augusta Rd. We are requesting this annexation because the water company requires that any property within a 1 mile radius of the city of Greenville be annexed into the city before they will provide water to those properties. Water will be required for almost any future development of these two properties. At this time we haven't decided exactly what use we want to put here and want to keep our options open. These properties are currently zoned in the county for Commercial use and we would be looking for the same zoning in the city, as that is what the plan for the area shows.

Discussion Points and Questions raised by neighborhood

- There were questions about whether Summa Terra develops properties for other people or if they self develop. Summa Terra both develops for others and themselves but mostly self develops and plans on self development and keeping these two properties long term.
- There were questions about if there will be more dialog with the community moving forward with the development of these properties. There will be more dialog with the community throughout the development of these properties including another neighborhood meeting when it is closer to submit development plans to the city for these sites.
- Summa Terra asked for feedback from neighbors on what they would like to see developed on these sites. The neighbors responded with concerns for parking and traffic affecting this area. Summa Terra responded by mentioning that these sites are both small enough that any development on either site shouldn't produce any noticeable impacts to traffic and they typically like to provide more parking than the city code requires with their developments because it is in the better interest of the tenants and the community.
- There were some questions regarding where exactly these properties were located in relation to landmarks in the area and Summa Terra was able to answer those questions so that everyone had a pretty good idea of exactly where these properties are located.
- There were questions regarding where the developer is from and located. Summa Terra is located in Springville city Utah.
- The neighbors asked if there was a timeline involved with the development of these properties. Summa Terra explained that there are time frames associated with the development of these properties and they do give time to annex the properties before development.

- There was a neighbor that was interested in when these annexations will go before the planning commission. The developers hope is to be on the planning commission agenda for mid December and notices with exact dates will be sent out before that.
- Neighbors wanted to get a good contact person from the developer to get additional information about these developments throughout the process. The developer provided Porter Christensen's contact information to those in attendance. Porter is the Project Manager on these two sites for Summa Terra.